

# PROGRESS 2021-1 TRUST

Monday, 22 June 2026

|  |   |
|--|---|
| Transaction Name:                      | Progress 2021-1 Trust                     |
| Trustee:                               | Perpetual Trustee Company Limited         |
| Security Trustee:                      | P.T. Limited                              |
| Originator:                            | AMP Bank Limited                          |
| Servicer & Custodian:                  | AMP Bank Limited                          |
| Issue Date:                            | Tuesday, 22th June 2021                   |
| Maturity Date:                         | Monday, 23th September 2052               |
| Payment Date:                          | 22nd day of each month                    |
| Business Day for Payments:             | Sydney & Melbourne                        |
| Determination Date & Ex-Interest Date: | 3 Business Days before each Payment Date. |

|                | Base     | Margin | Interest Calculation | Class A Refinancing Date |
|----------------|----------|--------|----------------------|--------------------------|
| Class A Notes  | 1 M BBSW | 60bps  | Actual/365           | 24 Aug 2026              |
| Class AB Notes | 1 M BBSW | 100bps | Actual/365           |                          |
| Class B Notes  | 1 M BBSW | 120bps | Actual/365           |                          |
| Class C Notes  | 1 M BBSW | 150bps | Actual/365           |                          |
| Class D Notes  | 1 M BBSW | 240bps | Actual/365           |                          |
| Class E Notes  | 1 M BBSW | 470bps | Actual/365           |                          |
| Class F Notes  | 1 M BBSW | 600bps | Actual/365           |                          |

|                | Currency | Initial Stated Amount   | Current Invested Amount | Current Stated Amount | Percentages at Issue | Current Percentages | Rating S&P/Moody's |
|----------------|----------|-------------------------|-------------------------|-----------------------|----------------------|---------------------|--------------------|
| Class A Notes  | A\$      | 920,000,000.00          | 180,311,689.14          | 180,311,689.14        | 92.00%               | 84.00%              | AAA(sf)/Aaa (sf)   |
| Class AB Notes | A\$      | 39,900,000.00           | 17,133,276.00           | 17,133,276.00         | 3.99%                | 7.98%               | AAA(sf)            |
| Class B Notes  | A\$      | 13,900,000.00           | 5,968,735.25            | 5,968,735.25          | 1.39%                | 2.78%               | AAA(sf)            |
| Class C Notes  | A\$      | 11,200,000.00           | 4,809,340.63            | 4,809,340.63          | 1.12%                | 2.24%               | AA+(sf)            |
| Class D Notes  | A\$      | 6,700,000.00            | 2,877,016.29            | 2,877,016.29          | 0.67%                | 1.34%               | A+(sf)             |
| Class E Notes  | A\$      | 3,900,000.00            | 1,674,681.12            | 1,674,681.12          | 0.39%                | 0.78%               | BBB(sf)            |
| Class F Notes  | A\$      | 4,400,000.00            | 1,889,383.81            | 1,889,383.81          | 0.44%                | 0.88%               | NR                 |
| <b>TOTAL</b>   |          | <b>1,000,000,000.00</b> | <b>214,664,122.24</b>   | <b>214,664,122.24</b> | <b>100.00%</b>       | <b>100.00%</b>      |                    |

Current Payment Date: Monday, 22 June 2026

|                | Pre Payment Date Bond Factors | Coupon Rate | Coupon Rate Reset Date | Initial Issued Notes (No.) | Interest Payment (per security) | Principal Payment (per security) | Post Payment Date Bond Factors |
|----------------|-------------------------------|-------------|------------------------|----------------------------|---------------------------------|----------------------------------|--------------------------------|
| Class A Notes  | 0.1997                        | 4.9017%     | 22-Jun-26              | 920,000                    | 0.83                            | 3.75                             | 0.1959909665                   |
| Class AB Notes | 0.4376                        | 5.3017%     | 22-Jun-26              | 39,900                     | 1.97                            | 8.22                             | 0.4294054135                   |
| Class B Notes  | 0.4376                        | 5.5017%     | 22-Jun-26              | 13,900                     | 2.04                            | 8.22                             | 0.4294054137                   |
| Class C Notes  | 0.4376                        | 5.8017%     | 22-Jun-26              | 11,200                     | 2.16                            | 8.22                             | 0.4294054134                   |
| Class D Notes  | 0.4376                        | 6.7017%     | 22-Jun-26              | 6,700                      | 2.49                            | 8.22                             | 0.4294054164                   |
| Class E Notes  | 0.4376                        | 9.0017%     | 22-Jun-26              | 3,900                      | 3.35                            | 8.22                             | 0.4294054154                   |
| Class F Notes  | 0.4376                        | 10.3017%    | 22-Jun-26              | 4,400                      | 3.83                            | 8.22                             | 0.4294054114                   |
| <b>TOTAL</b>   |                               |             |                        | <b>1,000,000</b>           | <b>16.67</b>                    | <b>53.09</b>                     | <b>2.7724234502</b>            |

**COLLATERAL INFORMATION****At Issue****May - 26**

|  |                 |               |
|--|-----------------|---------------|
| Total pool size:                                   | \$991,465,512   | \$212,854,856 |
| Total Number Of Loans (UnConsolidated):            | 2974            | 799           |
| Total number of loans (consolidating split loans): | 2103            | 591           |
| Average loan Size:                                 | \$471,453       | \$360,161     |
| Maximum loan size:                                 | \$1,241,302     | \$1,125,815   |
| Total property value:                              | \$1,615,471,403 | \$469,818,378 |
| Number of Properties:                              | 2116            | 598           |
| Average property value:                            | \$763,455       | \$785,649     |
| Average current LVR:                               | 64.56%          | 47.85%        |
| Average Term to Maturity (months):                 | 321.88          | 252.11        |
| Maximum Remaining Term to Maturity (months):       | 357.14          | 297.11        |
| Weighted Average Seasoning (months):               | 20.63           | 83.11         |
| Weighted Average Current LVR:                      | 67.08%          | 55.27%        |
| Weighted Average Term to Maturity (months):        | 329.08          | 267.14        |
| % of pool with loans > \$500,000:                  | 58.01%          | 43.76%        |
| % of pool (amount) LoDoc Loans:                    | 0.00%           | 0.00%         |
| Maximum Current LVR:                               | 91.83%          | 80.39%        |
| % Fixed Rate Loans(Value):                         | 31.14%          | 0.96%         |
| % Interest Only Loans (Value):                     | 8.51%           | 2.34%         |
| Weighted Average Mortgage Interest:                | 2.70%           | 6.48%         |
| Investment Loans:                                  | 23.86%          | 23.19%        |
| Weighted Average Fixed Rate:                       |                 | 5.15%         |
| Weighted Average Variable Rate:                    |                 | 6.49%         |

**Outstanding Balance Distribution****\$ % at Issue****May - 26**

|                                 |                |                |
|---------------------------------|----------------|----------------|
| ≤ \$0                           | 0.00%          | -0.02%         |
| > \$0 and ≤ \$100,000           | 0.34%          | 1.18%          |
| > \$100,000 and ≤ \$150,000     | 0.73%          | 2.17%          |
| > \$150,000 and ≤ \$200,000     | 1.41%          | 2.86%          |
| > \$200,000 and ≤ \$250,000     | 2.55%          | 4.78%          |
| > \$250,000 and ≤ \$300,000     | 4.84%          | 7.54%          |
| > \$300,000 and ≤ \$350,000     | 6.16%          | 9.35%          |
| > \$350,000 and ≤ \$400,000     | 7.68%          | 8.27%          |
| > \$400,000 and ≤ \$450,000     | 9.01%          | 11.18%         |
| > \$450,000 and ≤ \$500,000     | 9.27%          | 8.93%          |
| > \$500,000 and ≤ \$550,000     | 10.11%         | 8.60%          |
| > \$550,000 and ≤ \$600,000     | 8.25%          | 8.18%          |
| > \$600,000 and ≤ \$650,000     | 7.77%          | 6.17%          |
| > \$650,000 and ≤ \$700,000     | 6.22%          | 4.12%          |
| > \$700,000 and ≤ \$750,000     | 4.76%          | 3.73%          |
| > \$750,000 and ≤ \$800,000     | 4.42%          | 2.92%          |
| > \$800,000 and ≤ \$850,000     | 2.90%          | 1.55%          |
| > \$850,000 and ≤ \$900,000     | 2.47%          | 2.90%          |
| > \$900,000 and ≤ \$950,000     | 2.34%          | 1.76%          |
| > \$950,000 and ≤ \$1,000,000   | 2.45%          | 1.37%          |
| > \$1,000,000 and ≤ \$1,050,000 | 1.23%          | 1.43%          |
| > \$1,050,000 and ≤ \$1,100,000 | 2.61%          | 0.00%          |
| > \$1,100,000 and ≤ \$1,150,000 | 0.90%          | 1.05%          |
| > \$1,150,000 and ≤ \$1,200,000 | 0.83%          | 0.00%          |
| > \$1,200,000 and ≤ \$1,250,000 | 0.74%          | 0.00%          |
| <b>Total</b>                    | <b>100.00%</b> | <b>100.00%</b> |

**Outstanding Balance LVR Distribution****\$ % at Issue****May - 26**

|                  |                |                |
|------------------|----------------|----------------|
| ≤ 0%             | 0.00%          | -0.02%         |
| > 0% and ≤ 25%   | 1.44%          | 4.25%          |
| > 25% and ≤ 30%  | 1.58%          | 3.79%          |
| > 30% and ≤ 35%  | 1.29%          | 4.55%          |
| > 35% and ≤ 40%  | 1.82%          | 6.65%          |
| > 40% and ≤ 45%  | 3.04%          | 5.69%          |
| > 45% and ≤ 50%  | 4.61%          | 7.80%          |
| > 50% and ≤ 55%  | 6.00%          | 11.09%         |
| > 55% and ≤ 60%  | 6.06%          | 7.51%          |
| > 60% and ≤ 65%  | 7.33%          | 14.38%         |
| > 65% and ≤ 70%  | 9.70%          | 16.68%         |
| > 70% and ≤ 75%  | 16.82%         | 14.07%         |
| > 75% and ≤ 80%  | 35.16%         | 3.36%          |
| > 80% and ≤ 85%  | 3.99%          | 0.20%          |
| > 85% and ≤ 90%  | 0.78%          | 0.00%          |
| > 90% and ≤ 95%  | 0.37%          | 0.00%          |
| > 95% and ≤ 100% | 0.00%          | 0.00%          |
| > 100%           | 0.00%          | 0.00%          |
| <b>Total</b>     | <b>100.00%</b> | <b>100.00%</b> |

**Mortgage Insurance****\$ % at Issue****May - 26**

|              |                |                |
|--------------|----------------|----------------|
| Genworth     | 14.78%         | 15.83%         |
| QBE          | 9.87%          | 11.31%         |
| Not insured  | 75.35%         | 72.87%         |
| <b>Total</b> | <b>100.00%</b> | <b>100.00%</b> |

**Seasoning Analysis****\$ % at Issue****May - 26**

|                           |                |                |
|---------------------------|----------------|----------------|
| > 0 mths and ≤ 3 mths     | 0.22%          | 0.00%          |
| > 3 mths and ≤ 6 mths     | 26.38%         | 0.00%          |
| > 6 mths and ≤ 9 mths     | 18.23%         | 0.00%          |
| > 9 mths and ≤ 12 mths    | 12.70%         | 0.00%          |
| > 12 mths and ≤ 15 mths   | 15.21%         | 0.00%          |
| > 15 mths and ≤ 18 mths   | 1.43%          | 0.00%          |
| > 18 mths and ≤ 21 mths   | 1.22%          | 0.00%          |
| > 21 mths and ≤ 24 mths   | 0.88%          | 0.00%          |
| > 24 mths and ≤ 36 mths   | 6.51%          | 0.00%          |
| > 36 mths and ≤ 48 mths   | 8.45%          | 0.00%          |
| > 48 mths and ≤ 60 mths   | 2.43%          | 0.00%          |
| > 60 mths and ≤ 72 mths   | 1.11%          | 56.48%         |
| > 72 mths and ≤ 84 mths   | 0.65%          | 15.77%         |
| > 84 mths and ≤ 96 mths   | 0.96%          | 7.64%          |
| > 96 mths and ≤ 108 mths  | 0.50%          | 8.55%          |
| > 108 mths and ≤ 120 mths | 0.47%          | 2.53%          |
| > 120 mths                | 2.64%          | 9.03%          |
| <b>Total</b>              | <b>100.00%</b> | <b>100.00%</b> |



| <b>Geographic Distribution</b> | <b>\$ % at Issue</b> | <b>May - 26</b> |
|--------------------------------|----------------------|-----------------|
| NSW - Inner city               | 0.16%                | 0.20%           |
| NSW - Metro                    | 38.49%               | 46.43%          |
| NSW - Non metro                | 9.23%                | 4.31%           |
| <b>Total NSW</b>               | <b>47.87%</b>        | <b>50.95%</b>   |
| ACT - Inner city               | 0.00%                | 0.00%           |
| ACT - Metro                    | 2.75%                | 1.62%           |
| ACT - Non metro                | 0.00%                | 0.00%           |
| <b>Total ACT</b>               | <b>2.75%</b>         | <b>1.62%</b>    |
| NT - Inner city                | 0.00%                | 0.00%           |
| NT - Metro                     | 0.07%                | 0.05%           |
| NT - Non metro                 | 0.00%                | 0.00%           |
| <b>Total NT</b>                | <b>0.07%</b>         | <b>0.05%</b>    |
| SA - Inner city                | 0.00%                | 0.00%           |
| SA - Metro                     | 2.88%                | 2.91%           |
| SA - Non metro                 | 0.37%                | 0.19%           |
| <b>Total SA</b>                | <b>3.25%</b>         | <b>3.10%</b>    |
| QLD - Inner city               | 0.04%                | 0.00%           |
| QLD - Metro                    | 9.61%                | 11.93%          |
| QLD - Non metro                | 4.39%                | 1.51%           |
| <b>Total QLD</b>               | <b>14.03%</b>        | <b>13.44%</b>   |
| TAS - Inner city               | 0.00%                | 0.00%           |
| TAS - Metro                    | 0.44%                | 0.28%           |
| TAS - Non metro                | 0.20%                | 0.12%           |
| <b>Total TAS</b>               | <b>0.64%</b>         | <b>0.40%</b>    |
| VIC - Inner city               | 0.10%                | 0.15%           |
| VIC - Metro                    | 20.68%               | 20.31%          |
| VIC - Non metro                | 2.28%                | 1.27%           |
| <b>Total VIC</b>               | <b>23.06%</b>        | <b>21.73%</b>   |
| WA - Inner city                | 0.00%                | 0.00%           |
| WA - Metro                     | 7.65%                | 7.78%           |
| WA - Non metro                 | 0.68%                | 0.92%           |
| <b>Total WA</b>                | <b>8.33%</b>         | <b>8.71%</b>    |
| Total Inner City               | 0.30%                | 0.36%           |
| Total Metro                    | 82.56%               | 91.32%          |
| Total Non Metro                | 17.14%               | 8.32%           |
| Secured by Term Deposit        | 0                    | 0.00%           |
| <b>Total</b>                   | <b>100.00%</b>       | <b>100.00%</b>  |

\*The Geographic Distribution has been updated according to the S&P Assumptions:Australian RMBS Postcode Classification Assumptions, 07/01/2024

| <b>ARREARS \$ % (scheduled balance basis)</b> | <b>31-60</b> | <b>61-90</b> | <b>90+</b> | <b>Total</b> |
|---|--------------|--------------|------------|--------------|
| Jun-25  | 0.10%        | 0.34%        | 0.94%      | 1.44%        |
| Jul-25  | 0.27%        | 0.13%        | 0.97%      | 1.41%        |
| Aug-25  | 0.10%        | 0.17%        | 1.10%      | 1.49%        |
| Sep-25  | 0.27%        | 0.00%        | 1.21%      | 1.49%        |
| Oct-25  | 0.47%        | 0.17%        | 1.41%      | 1.68%        |
| Nov-25  | 0.08%        | 0.11%        | 1.33%      | 1.97%        |
| Dec-25  | 0.33%        | 0.04%        | 1.36%      | 1.55%        |
| Jan-26  | 0.22%        | 0.00%        | 1.43%      | 1.65%        |
| Feb-26  | 0.63%        | 0.17%        | 1.47%      | 2.27%        |
| Mar-26  | 0.35%        | 0.04%        | 1.68%      | 2.07%        |
| Apr-26  | 0.45%        | 0.04%        | 1.54%      | 2.03%        |
| May-26  | 0.62%        | 0.20%        | 0.99%      | 1.82%        |

| <b>MORTGAGE SAFETY NET</b> | <b>No of Accounts</b> | <b>Amount (\$)</b> |
|----------------------------|-----------------------|--------------------|
| Jun-25                     | 7                     | 2,571,321          |
| Jul-25                     | 8                     | 1,810,749          |
| Aug-25                     | 8                     | 2,786,915          |
| Sep-25                     | 2                     | 797,243            |
| Oct-25                     | 5                     | 2,504,412          |
| Nov-25                     | 4                     | 2,129,109          |
| Dec-25                     | 6                     | 2,738,850          |
| Jan-26                     | 7                     | 2,606,452          |
| Feb-26                     | 8                     | 3,284,807          |
| Mar-26                     | 9                     | 2,866,060          |
| Apr-26                     | 5                     | 1,349,594          |
| May-26                     | 8                     | 2,117,264          |

| <b>MORTGAGE IN POSSESSION</b> | <b>No of Accounts</b> | <b>Amount (\$)</b> |
|-------------------------------|-----------------------|--------------------|
| Jun-25                        | -                     | -                  |
| Jul-25                        | -                     | -                  |
| Aug-25                        | -                     | -                  |
| Sep-25                        | -                     | -                  |
| Oct-25                        | -                     | -                  |
| Nov-25                        | -                     | -                  |
| Dec-25                        | -                     | -                  |
| Jan-26                        | -                     | -                  |
| Feb-26                        | -                     | -                  |
| Mar-26                        | -                     | -                  |
| Apr-26                        | -                     | -                  |
| May-26                        | -                     | -                  |

| <u>PRINCIPAL LOSS</u> | <u>Gross Loss</u> | <u>LMI claim (A\$)</u> | <u>LMI payment (A\$)</u> | <u>Net loss</u> |
|-----------------------|-------------------|------------------------|--------------------------|-----------------|
| 2021                  | -                 | -                      | -                        | -               |
| 2022                  | -                 | -                      | -                        | -               |
| 2023                  | -                 | -                      | -                        | -               |
| 2024                  | -                 | -                      | -                        | -               |
| <b>Total</b>          | -                 | -                      | -                        | -               |

| <u>EXCESS SPREAD</u> | <u>Excess Spread (A\$)</u> | <u>Excess Spread % p.a</u> | <u>Opening Bond Balance</u> |
|----------------------|----------------------------|----------------------------|-----------------------------|
| Jun-25               | 39,519.21                  | 0.16%                      | \$ 290,684,945              |
| Jul-25               | 294,939.67                 | 1.25%                      | \$ 283,534,568              |
| Aug-25               | 41,457.83                  | 0.18%                      | \$ 275,545,918              |
| Sep-25               | 114,172.54                 | 0.51%                      | \$ 270,675,280              |
| Oct-25               | 260,044.73                 | 1.17%                      | \$ 266,869,744              |
| Nov-25               | 54,883.58                  | 0.25%                      | \$ 262,140,977              |
| Dec-25               | 160,718.40                 | 0.76%                      | \$ 252,795,131              |
| Jan-26               | 111,174.34                 | 0.56%                      | \$ 239,990,759              |
| Feb-26               | 96,953.77                  | 0.50%                      | \$ 233,732,765              |
| Mar-26               | 186,689.12                 | 0.98%                      | \$ 228,335,649              |
| Apr-26               | 169,170.54                 | 0.91%                      | \$ 224,178,401              |
| May-26               | 16,166.75                  | 0.09%                      | \$ 218,774,674              |
| <b>Total</b>         | <b>1,545,890.48</b>        |                            |                             |

| <u>ANNUALISED CPR</u> | <u>CPR % p.a</u> |
|-----------------------|------------------|
| Jun-25                | 23.11%           |
| Jul-25                | 26.39%           |
| Aug-25                | 16.13%           |
| Sep-25                | 12.32%           |
| Oct-25                | 16.00%           |
| Nov-25                | 32.64%           |
| Dec-25                | 31.82%           |
| Jan-26                | 24.07%           |
| Feb-26                | 21.18%           |
| Mar-26                | 16.41%           |
| Apr-26                | 22.34%           |
| May-26                | 17.08%           |

| <u>RESERVES</u>           | <u>Available</u> | <u>Drawn</u> |
|---------------------------|------------------|--------------|
| Principal Draw            |                  | (0.00)       |
| Liquidity Reserve Account | 1,809,266.27     | -            |
| Income Reserve            | 150,000.00       | -            |

| <u>SUPPORTING RATINGS</u>        | <u>Party</u>   | <u>Current Rating S&amp;P /<br/>Moody's</u> | <u>Rating Trigger S&amp;P<br/>/Moody's</u> |
|----------------------------------|----------------|---|--|
| Fixed Rate Swap Provider         | BNP PARIBAS    | A+/A2                                       | below A-1 and A /A3(cr)                    |
| Liquidity Reserve Account Holder | MUFG Bank, Ltd | A, A-1/ P-1                                 | A- / P-1                                   |
| Bank Account Provider            | ANZ            | AA-/A1                                      | A-2/P-1                                    |

| <u>SERVICER</u>             | <u>AMP Bank Limited</u>  | <u>Progress 2018-1 Trust</u> | <u>Progress Warehouse Trust No .3</u> |
|-----------------------------|--------------------------|------------------------------|---------------------------------------|
| Servicer:                   | AMP Bank Limited         | Progress 2019-1 Trust        | Progress Warehouse Trust No .4        |
| Servicer Ranking or Rating: | BBB+ / Baa2              | Progress 2020-1 Trust        | Progress Warehouse Trust No .5        |
| Servicer Rating:            | N/A                      | Progress 2021-1 Trust        | Progress Warehouse Trust No .6        |
| Servicer Experience:        | Progress 2005-2 Trust    | Progress 2022-1 Trust        |                                       |
|                             | Progress 2006-1 Trust    | Progress 2022-2 Trust        |                                       |
|                             | Progress 2007-1G Trust   | Progress 2023-1 Trust        |                                       |
|                             | Progress 2008-1R Trust   | Progress 2023-2 Trust        |                                       |
|                             | Progress 2009-1 Trust    | Progress 2024-1 Trust        |                                       |
|                             | Progress 2010-1 Trust    | Progress 2024-2 Trust        |                                       |
|                             | Progress 2011-1 Trust    | Progress 2025-1 Trust        |                                       |
|                             | Progress 2012-1 Trust    | Progress 2025-2 Trust        |                                       |
|                             | Progress 2012-2 Trust    |                              |                                       |
|                             | Progress 2013-1 Trust    |                              |                                       |
|                             | Progress 2014-1 Trust    |                              |                                       |
|                             | Progress 2014-2 Trust    |                              |                                       |
|                             | Progress 2016-1 Trust    |                              |                                       |
|                             | Progress 2017-1 Trust    |                              |                                       |
|                             | Progress 2017-2 Trust    |                              |                                       |
| Back-Up Servicer:           | Perpetual Trustee (Cold) |                              |                                       |